

K.S.A. 12-5128 VACATION OF PLATS AND OTHER PUBLIC RESERVATIONS; RECORDING PLAT OR REPLAT; REVERSION IN ANY AREA WHERE THERE IS A PLANNING COMMISSION WHICH HAS ADOPTED SUBDIVISION REGULATIONS GOVERNING THE PLATTING OR REPLATTING OF LAND, AND THE REGULATIONS PROVIDE FOR THE GIVING OF APPROPRIATE NOTICE TO ALL PERSONS HAVING PROPERTY RIGHTS OR INTERESTS AFFECTED BY THE PLATTING OR REPLATTING, ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONVEYANCE OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO LAW AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING IN ACCORDANCE WITH THE PROVISIONS OF K.S.A. 12-5128, AND AMENDMENTS THEREOF, OF ANY PLAT OR REPLAT DULY EXECUTED IN ACCORDANCE WITH LAW AND EMBRACING THE SAME LANDS AS THOSE THEREFORE EMBRACED BY THE EARLIER PLAT, OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, STREETS, ALLEYS OR OTHER PUBLIC RESERVATIONS WHICH MAY BE VACATED SHALL REVERT, AS PROVIDED IN K.S.A. 12-5128, AND AMENDMENTS THEREOF.

#### FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCAL ELEVATION IN THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEY PARCEL LIES WITHIN THE AREA OF MINIMAL FLOOD HAZARD ZONE X AS SAID PARCEL PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR MCPHERSON, KANSAS. COMMUNITY PANEL NO. 201303357, EFFECTIVE DATE JANUARY 16, 2008.

#### SIDEWALK:

A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED 10 FEET FROM THE PROPERTY LINE IN THE STREET RIGHT-OF-WAY OF DEERFIELD LANE ALONG LOTS 8-10 AND TRACT C. A FIVE FOOT SIDEWALK SHALL ALSO BE CONSTRUCTED ALONG THE ENTIRE WESTERLY FIVE FEET OF LOT 10 TO A DESIGNATED FIVE FOOT SIDEWALK EASEMENT.

#### CLOSURE REPORT:

CLOSURE ERROR DISTANCE = 0.000'  
CLOSURE ERROR DIRECTION = 922°33'18"W  
CLOSURE PRECISION = 1 PART IN 4,613,439  
TOTAL BOUNDARY DISTANCE = 2,256.67'

#### PROJECT BENCH MARK:

BM-52  
CHIEFED SQUARE AT THE NORTH RADUS POINT OF THE CURVE AT THE NORTHEAST CORNER OF THE INTERSECTION OF STEARMAN DRIVE AND AUTUMN WOOD DRIVE.  
ELEV = 1489.16

BM-53  
CHIEFED SQUARE AT THE WEST RADUS POINT OF THE CURVE AT THE NORTHEAST CORNER OF THE INTERSECTION OF CLUBHOUSE DRIVE AND AUTUMN WOOD DRIVE.  
ELEV = 1485.79

LOT 8  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 9  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 10  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 11  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 12  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 13  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 14  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 15  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 16  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 17  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 18  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 19  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 20  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 21  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 22  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 23  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 24  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 25  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 26  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 27  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 28  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 29  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

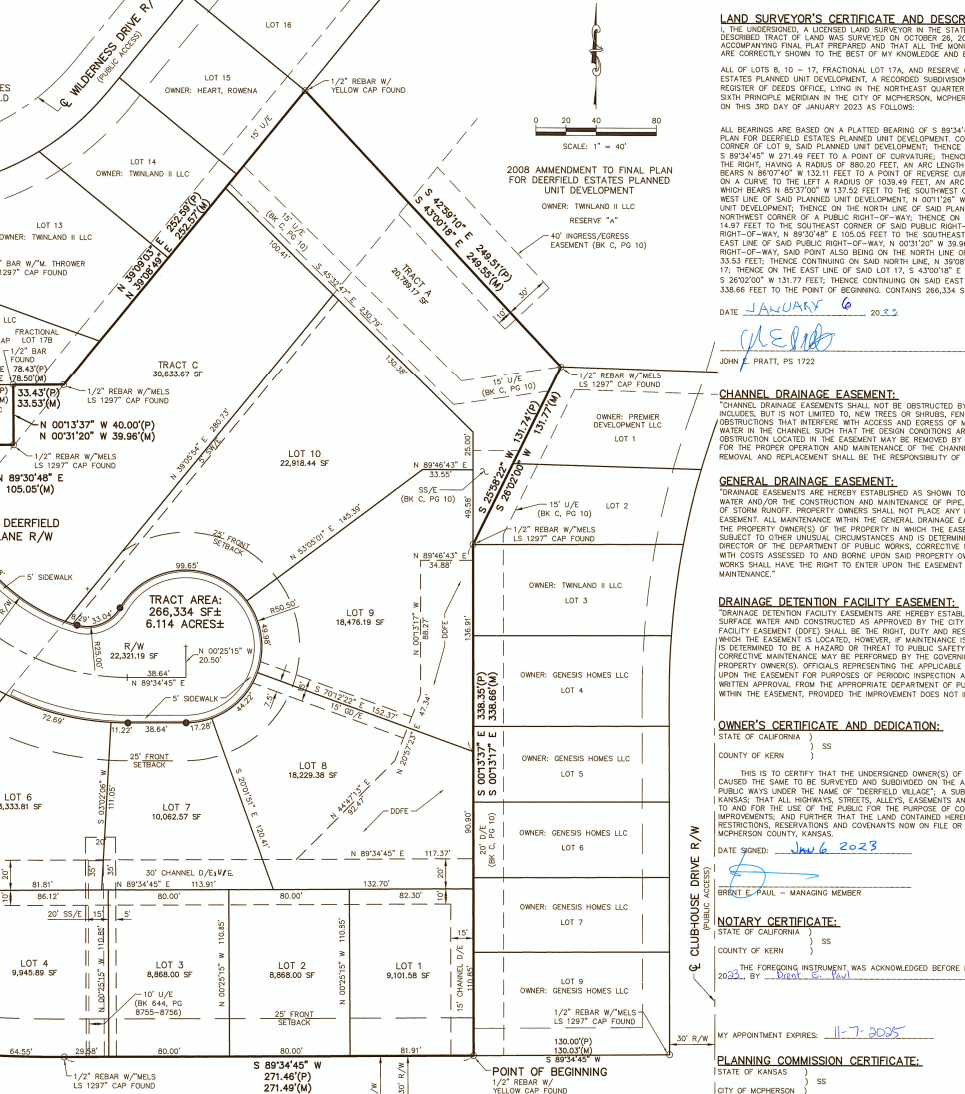
LOT 30  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 31  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

LOT 32  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

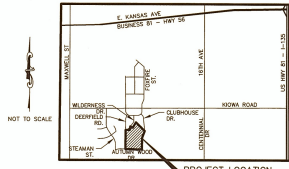
LOT 33  
OWNER: PPR LP  
5/8" REBAR W/PRAIRIE LANDWORKS LBS 1486" CAP FOUND

## FINAL PLAT DEERFIELD VILLAGE CASE NUMBER SD-22-06 A REPLAT OF LOT 8, 10-16, FRACTIONAL OF LOT 17A, RESERVE C AND PART OF LOT 17, IN BLOCK 9, 2008 AMENDMENT TO FINAL PLAN FOR DEERFIELD ESTATES PLANNED UNIT DEVELOPMENT LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 3 WEST MCPHERSON, MCPHERSON COUNTY, KANSAS



OWNER/DEVELOPER:  
DEERFIELD ESTATES LLC  
2235 HIGHWAY 46, SUITE 130  
WASCO, CA 93280

ENGINEER:  
KAW VALLEY ENGINEERING  
14700 WEST 114TH TERRACE  
PH: (913) 894-5150  
CONTACT: MICHAEL OSBORN  
EMAIL: mikes@kveeng.com



LOCATION MAP  
CITY OF MCPHERSON, KANSAS

#### LEGEND:

- 1/2" 24" REBAR W/VE  
CLS 30 CAP SET IN CONCRETE
- 1/2" 24" REBAR W/VE  
CLS 30 CAP SET IN CONCRETE
- MONUMENT FOUND (AS NOTED) ORIGIN  
UNKNOWN UNLESS OTHERWISE NOTED
- (P) PLATTED
- (M) MEASURED
- (C) CALCULATED
- SS/S. SANITARY SEWER EASEMENT
- D/S/E. DRAINAGE DETENTION FACILITY EASEMENT
- D/E. GENERAL DRAINAGE EASEMENT
- D/E. DRAINAGE EASEMENT
- U/E. UTILITY EASEMENT
- S/E. SIDEWALK EASEMENT
- R/W. RIGHT-OF-WAY
- M/E. MCPHERSON ENGINEERING & LAND SURVEYING
- ED. EARLS ENGINEERING SURVEY

#### COUNTY SURVEYOR'S CERTIFICATE:

STATE OF KANSAS } SS  
COUNTY OF MCPHERSON }  
THIS PLAT HAS BEEN REVIEWED AND COMPLIES WITH THE SURVEY  
REQUIREMENTS OF K.S.A. 28-2008, AS AMENDED.  
SIGNED: *William B. Helbo*  
WILLIAM B. HELBO, PS 1202  
MCPHERSON COUNTY SURVEYOR

#### COUNTY CLERK AND CITY CLERK CERTIFICATE:

STATE OF KANSAS } SS  
COUNTY OF MCPHERSON }  
CITY OF MCPHERSON }  
WE, THE UNDERSIGNED, COUNTY CLERK OF MCPHERSON COUNTY,  
KANSAS AND CITY CLERK OF THE CITY OF MCPHERSON, KANSAS, WITHIN  
OUR RESPECTIVE JURISDICTIONS, DO HEREBY CERTIFY THAT, AT THE DATE  
OF THIS CERTIFICATE, ALL CURRENTLY DUE AND OWING TAXES AND SPECIAL  
ASSESSMENTS OF ANY KIND ASSESSED AGAINST ANY OF THE LAND  
INCLUDED IN THIS PLAT, HAVE BEEN PAID.

DATE SIGNED: *Jan 11, 2023*  
SIGNED: *Hollie D. McLeary*  
HOLLIE D. MCLEARY, PS 1202  
MCPHERSON COUNTY CLERK

#### GOVERNING BODY CERTIFICATE:

STATE OF KANSAS } SS  
COUNTY OF MCPHERSON }  
CITY OF MCPHERSON }  
THE DEEDICATIONS SHOWN ON THIS PLAT, IF ANY, ARE HEREBY  
CERTIFIED BY THE GOVERNING BODY OF THE CITY OF MCPHERSON, KANSAS  
ON *January 10, 2023*

ATTEST:  
*Thomas A. Brown*  
THOMAS A. BROWN, MAYOR

ATTEST:  
*Britta Enkelweide*  
BRITTA ENKELWEIDE, CITY CLERK

#### TRANSFER RECORD:

NOTARY PUBLIC TRANSFER RECORD THIS *12* DAY OF *January*,  
2023.  
SIGNED: *Hollie D. McLeary*  
HOLLIE D. MCLEARY, PS 1202  
MCPHERSON COUNTY CLERK

#### REGISTER OF DEEDS CERTIFICATE:

LAUREN B. WILKINS, Register of Deeds  
McPherson County, Kansas  
Book: LC Page 95  
Date Recorded: 1/18/2023 10:53:32 AM

#### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:

I, THE UNDERSIGNED, A LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING  
DESCRIBED TRACT OF OCTOBER 25, 2008, SUBDIVISION OF THE CITY OF MCPHERSON, KANSAS, AND THE  
ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS  
ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALL OF LOTS 8, 10-17, FRACTIONAL OF LOT 17A, AND RESERVE C, IN BLOCK 9, 2008 AMENDMENT TO FINAL PLAN FOR DEERFIELD  
ESTATES PLANNED UNIT DEVELOPMENT, A RECORDED SUBDIVISION FILED IN BOOK C AT PAGE 10, IN THE MCPHERSON COUNTY  
REGISTER OF DEEDS OFFICE, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 3 WEST, OF THE  
SOUTH PRINCIPLE MERIDIAN IN THE CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS, DESCRIBED BY JOHN E. PRATT, PS 1722,  
ON THIS 3RD DAY OF JANUARY 2023 AS FOLLOWS:

ALL BEARINGS ARE BASED ON A PLATTED BEARING OF S 89°34'45" W ON THE SOUTH LINE OF SAID 2008 AMENDMENT TO FINAL  
PLAN FOR DEERFIELD ESTATES PLANNED UNIT DEVELOPMENT, COMMENCING AT THE POINT OF BEGINNING, THE SOUTHWEST  
CORNER OF LOT 8, SAID PLANNED UNIT DEVELOPMENT, THENCE ON THE SOUTH LINE OF SAID PLANNED UNIT DEVELOPMENT,  
S 89°34'45" W 271.49 FEET TO A POINT OF CURVATURE, THENCE CONTINUING ON SAID SOUTH LINE, WESTERLY ON A CURVE TO  
THE RIGHT, HAVING A RADIUS OF 680.32 FEET, AN ARC LENGTH OF 132.24 FEET, AND BEING SUSTAINED BY A CHORD WHICH  
BEARS N 89°07'40" W 132.11 FEET TO A POINT OF REVERSE CURVATURE, THENCE CONTINUING ON SAID SOUTH LINE, WESTERLY  
ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1039.49 FEET, AN ARC LENGTH OF 137.62 FEET, AND BEING SUSTAINED BY A CHORD  
WHICH BEARS N 89°37'00" W 137.52 FEET TO THE SOUTHWEST CORNER OF SAID PLANNED UNIT DEVELOPMENT, THENCE ON THE  
WEST LINE OF SAID PLANNED UNIT DEVELOPMENT, N 0°01'37" E 14.97 FEET TO THE WEST CORNER OF SAID PLANNED UNIT DEVELOPMENT, THENCE ON THE NORTH LINE OF SAID PLANNED UNIT DEVELOPMENT, N 89°35'11" E 130.10 FEET TO THE  
NORTHWEST CORNER OF A PUBLIC RIGHT-OF-WAY, THENCE ON THE WEST LINE OF SAID PUBLIC RIGHT-OF-WAY, S 0°01'37" E  
14.97 FEET TO THE SOUTHWEST CORNER OF SAID PUBLIC RIGHT-OF-WAY, THENCE ON THE SOUTH LINE OF SAID PUBLIC  
RIGHT-OF-WAY, N 89°34'45" E 105.05 FEET TO THE SOUTHWEST CORNER OF SAID PUBLIC RIGHT-OF-WAY, THENCE ON THE  
EAST LINE OF SAID PUBLIC RIGHT-OF-WAY, N 0°01'37" E 38.96 FEET TO THE NORTHEAST CORNER OF SAID PUBLIC  
RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID LOT 17, THENCE ON SAID NORTH LINE, N 89°35'11" E  
130.10 FEET, THENCE CONTINUING ON SAID NORTH LINE, N 89°34'45" E 208.77 FEET TO THE NORTHEAST CORNER OF SAID LOT  
17, THENCE ON THE EAST LINE OF SAID LOT 17, S 43°09'18" E 248.55 FEET, THENCE CONTINUING ON SAID EAST LINE,  
S 28°20'00" W 131.77 FEET, THENCE CONTINUING ON SAID EAST LINE AND THE EAST LINE OF SAID LOT 8, S 0°01'37" E  
38.96 FEET TO THE POINT OF BEGINNING, CONTAINING 260.334 SQUARE FEET OR 6.114 ACRES, MORE OR LESS.

DATE: *JANUARY 6, 2023*  
SIGNED: *John E. Pratt*  
JOHN E. PRATT, PS 1722

CHANNEL DRAINAGE EASEMENT:  
CHANNEL DRAINAGE EASEMENTS SHALL NOT BE OBSTRUCTED BY ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION, THIS  
INCLUDES, BUT IS NOT LIMITED TO, NEW TREES OR SHRUBS, FENCES, RETAINING WALLS, BUILDINGS OR OTHER MISCELLANEOUS  
IMPROVEMENTS THAT INTERFERE WITH ACCESS AND FLOW OF DRAINAGE VEHICLES AND EQUIPMENT OR OBSTRUCT THE FLOW OF  
WATER IN THE CHANNEL, SUCH THAT THE DESIGN CONDITIONS ARE NOT PRESENT. ANY PERMANENT OR SEMI-PERMANENT  
OBSTRUCTION THAT INTERFERES WITH ACCESS AND FLOW OF DRAINAGE VEHICLES AND EQUIPMENT OR OBSTRUCT THE FLOW OF  
WATER IN THE CHANNEL, SHALL BE REMOVED BY THE PERSONNEL REPRESENTING THE CITY OF MCPHERSON TO PROVIDE  
FOR THE PROPER OPERATION AND MAINTENANCE OF THE CHANNEL, WITHOUT COST OR OBLIGATION FOR REPLACEMENT. COST OF  
REMOVAL AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

GENERAL DRAINAGE EASEMENT:  
"DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR THE UNOBSTRUCTED OVERLAND FLOW OF SURFACE  
WATER AND/OR THE CONSTRUCTION AND MAINTENANCE OF PIPE, FLUME, DITCH OR ANY OF ALL IMPROVEMENTS FOR THE DRAINAGE  
OF STORM RUNOFF. PROPERTY OWNERS SHALL NOT PLACE ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION IN THE DRAINAGE  
EASEMENT. ALL MAINTENANCE WITH ACCESS AND FLOW OF DRAINAGE VEHICLES AND EQUIPMENT OR OBSTRUCT THE FLOW OF  
WATER IN THE CHANNEL, SHALL BE REMOVED BY THE PERSONNEL REPRESENTING THE CITY OF MCPHERSON TO PROVIDE  
FOR THE PROPER OPERATION AND MAINTENANCE OF THE CHANNEL, WITHOUT COST OR OBLIGATION FOR REPLACEMENT. COST OF  
REMOVAL AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER."

DRAINAGE DETENTION FACILITY EASEMENT:  
DRAINAGE DETENTION FACILITY EASEMENTS SHALL NOT BE OBSTRUCTED BY ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION, THIS  
INCLUDES, BUT IS NOT LIMITED TO, NEW TREES OR SHRUBS, FENCES, RETAINING WALLS, BUILDINGS OR OTHER MISCELLANEOUS  
IMPROVEMENTS THAT INTERFERE WITH ACCESS AND FLOW OF DRAINAGE VEHICLES AND EQUIPMENT OR OBSTRUCT THE FLOW OF  
WATER IN THE CHANNEL, SUCH THAT THE DESIGN CONDITIONS ARE NOT PRESENT. ANY PERMANENT OR SEMI-PERMANENT  
OBSTRUCTION THAT INTERFERES WITH ACCESS AND FLOW OF DRAINAGE VEHICLES AND EQUIPMENT OR OBSTRUCT THE FLOW OF  
WATER IN THE CHANNEL, SHALL BE REMOVED BY THE PERSONNEL REPRESENTING THE CITY OF MCPHERSON TO PROVIDE  
FOR THE PROPER OPERATION AND MAINTENANCE OF THE CHANNEL, WITHOUT COST OR OBLIGATION FOR REPLACEMENT. COST OF  
REMOVAL AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER."

OWNER'S CERTIFICATE AND DEDICATION:  
STATE OF CALIFORNIA } SS  
COUNTY OF KERN }  
THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE, HAVE  
CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS AND OTHER  
PUBLIC WAYS UNDER THE NAME OF "DEERFIELD VILLAGE", A SUBDIVISION IN THE CITY OF MCPHERSON, MCPHERSON COUNTY,  
KANSAS, THAT ALL HIGHWAYS, STREETS, ALLEYS, EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED  
IMPROVEMENTS, AND FURTHER THAT THE LANDS CONTAINED HEREIN IS BEING AND SHALL BE CONVERTED SUBJECT TO ANY APPLICABLE  
RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREINAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF  
MCPHERSON COUNTY, KANSAS.

DATE SIGNED: *Jan 6, 2023*  
SIGNED: *Paul*  
PAUL - MANAGING MEMBER

NOTARY CERTIFICATE:  
STATE OF CALIFORNIA } SS  
COUNTY OF KERN }  
THE FOREGOING INSTRUMENT WAS SIGNED BEFORE ME THIS *10th* DAY OF *January*,  
2023, BY *Paul*

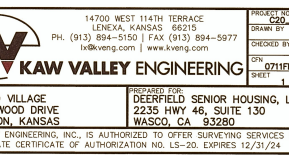
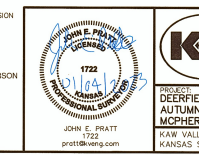
MY APPOINTMENT EXPIRES: *11-7-2025*  
SIGNED: *James Melland*  
JAMES MELLAND, PS 1722  
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE:  
STATE OF KANSAS } SS  
CITY OF MCPHERSON }  
THIS PLAT WAS APPROVED BY THE MCPHERSON CITY PLANNING COMMISSION  
ON *JANUARY 10, 2023*

SIGNED: *James Melland*  
JAMES MELLAND, PS 1722  
ACTING CHAIRPERSON

ATTEST:  
*Britta Enkelweide*  
BRITTA ENKELWEIDE, PS 1722  
SECRETARY

ATTEST:  
*Britta Enkelweide*  
BRITTA ENKELWEIDE, PS 1722  
SECRETARY



KAW VALLEY ENGINEERING  
14700 WEST 114TH TERRACE  
LENEXA, KANSAS 66215  
PH: (913) 894-5150 FAX: (913) 894-5977  
WWW.KAVEENG.COM  
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY  
KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24